



CHAFFERS
ESTATE AGENTS



The Row

, Sturminster Newton, DT10 1AX

TOWN CENTRE LOCATION. We are pleased to offer this Delightful Home nestled only a Stones Throw away from Sturminster Newton High Street. Early viewings are highly recommended as this Property is a Must View!

Offers Over £325,000 Freehold

Council Tax Band:

The Row

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- £70 for 12 months Residents Parking
- Two Well Proportioned Bedrooms
- Oak Worktops with Stylish Cream Fronted Kitchen
- EPC Rating - D
- Immaculately Presented
- Open Working Fireplace
- Combi Gas Fired Boiler
- Wonderful Sunny Garden
- Downstairs W/C
- Stones Throw From Sturminster High Street

DESCRIPTION

Meade Cottage is a truly Delightful property nestled only a stone's throw away from Sturminster Newton High Street. RESIDENTS PARKING ON PERMIT FOR JUST £70 PER YEAR. Immaculately presented throughout this property has an abundance of Elegance and Charm. This wonderful home offers Two very generous double bedrooms, a Large stylish kitchen, Large Cosy Lounge, and an attractive Garden Room which is a real sun trap. Furthermore is a useful downstairs W/C, a spacious modern bathroom, and a beautifully maintained garden.

LOCATION

Sturminster Newton is an interesting Old

Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, a Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award-winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10

miles has a mainline railway station. The A30 is 8 miles, and the A303 is approximately 15 miles.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~

Council Tax Band: TBC

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated:

D



Directions

From our Sturminster Newton office, continue along Market Place and turn left into The Row. The property will be found on the left hand side.



Floor Plan

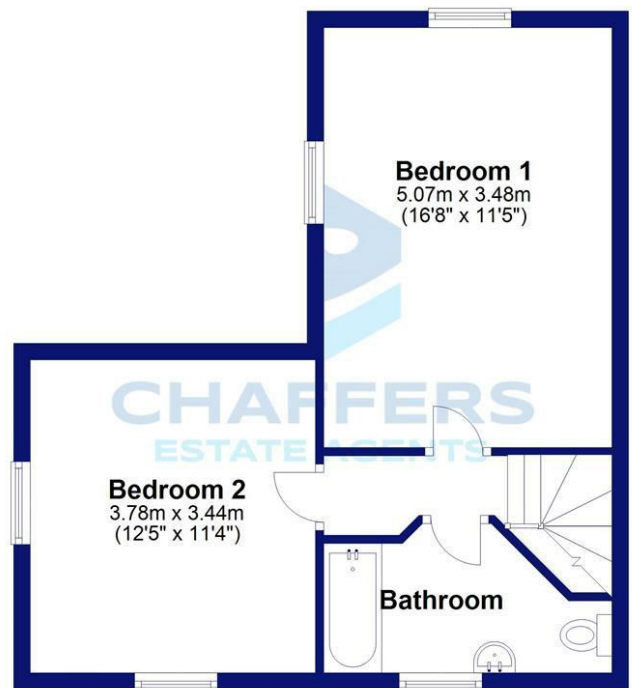
Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 92.2 sq. metres (992.2 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	